

Citizen Participation Plan Memorandum
Case No. SUB 004952-2021 & CPP-005318-2022
Location: 510, 512, & 514 La Costa Avenue

April 20, 2022

PLSA 2323

Dear Neighbor/Property Owner:

This Citizen Participation Plan Memorandum is to notify the public of the changes required to be made to the subject approved 48-lot residential Density Bonus Tentative Map, Design Review, and Coastal Development Permit, Case No. MULTI-002701-2015 to conform to the requirements of the approved Coastal Development Permit (CDP) issued by the California Coastal Commission for the project after the City's approval of the Tentative Map (TM). The proposed development is for three parcels of land containing approximately 13.44 acres that will be accessed from La Costa Avenue (see location map Exhibit A). The site is located on La Costa Avenue just west of the Interstate 5 intersection and the Assessors' Parcel Number is 216-030-10, 45, & 46. The City Case Number for the Tentative Map Modification is SUB-004952-2021, and the plans are available for viewing at the Development Services Department.

The subject property is zoned Residential R-3 and is within the coastal overlay zone. The site is currently vacant with two existing single-family residences as well as some agricultural structures. The property to the east is vacant and zoned VSC (Visitor – Serving Commercial), to the south and west are zoned Residential R-3 and are single-family residences, to the north is the Batiquitos Lagoon.

The Tentative Map was approved as Case No. 15-222 TMDB/DR/CDP/EIR by the Encinitas Planning Commission on March 14, 2019. This approval was appealed to City Council where the appeal was denied, affirming the Planning Commission's approval of the project, including the CDP. The CDP was then appealed to the California Coastal Commission. The California Coastal Commission subsequently approved the Coastal Development Permit No. A-6-ENC-19-0032 requiring revisions to the City of Encinitas approved Tentative Map to conform to the CDP approval. The required revisions included:

- Addition of a public trail with associated easements to the northerly portion of the site, providing the public with more access to views of the Batiquitos Lagoon. The trail may be constructed in two phases based on site conditions within the trail easement.
- Widening of the public pedestrian easement between the cul-de-sac bulbs. As a result, lots 17 through 30 were slightly reduced in size.
- The area designated for encapsulated soils was removed from all affordable lots.
- The single-story unit on lot 16 moved to lot 19.
- The relocation of the affordable units on lots 41 and 44 to lots 18 & 30 and all affordable units identified on the Tentative Map are very low income.

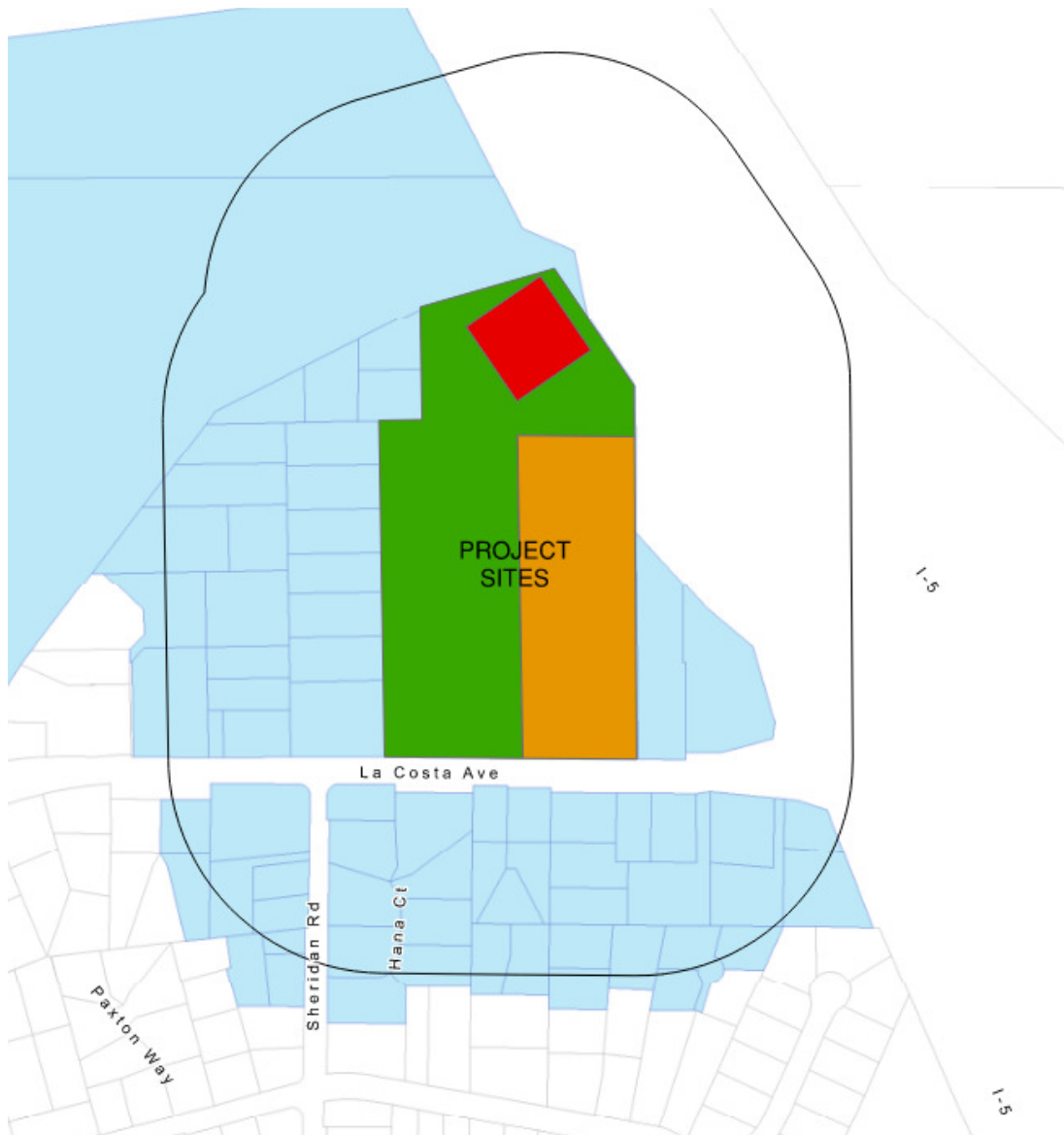
The above revisions are required to comply with the California Coastal Commission's approval of the CDP for the project and supersede the City of Encinitas approval and do not change the intent or design of the City of Encinitas approved Tentative Map. Also note, this application is not appealable to the California Coastal Commission as the application is a requirement of the requirement of the Commission's approval for Coastal Development Permit No. A-6 ENC-19-0032.

Written questions should be received by (date 14 days from mailing) and can be mailed to our office to the attention of Brian Ardolino, or you may email questions to bardolino@plsaengineering.com or contact us at (858) 259-8212, 119 Aberdeen Dr., Cardiff by the Sea, CA 92007.

Best Regards,

Pasco Laret Suiter & Associates, Inc.

Vicinity Map



*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact person and/or information above. Questions regarding the Citizen Participation Program should be directed to the Development Services Department at (760) 633-2710.